



**102 MARTINGALE CHASE**  
London Road, Newbury

**Carter Jonas**



## 102 MARTINGALE CHASE LONDON ROAD NEWBURY RG14 2ER

– Central location with access to all of Newbury's facilities including mainline station to London Paddington and access to the M4 (J13) and A34

Light and spacious first floor apartment · private front door into large entrance hall with store cupboard · sitting room with large window to the front aspect · modern fitted kitchen · generous bedroom with built in wardrobe · bathroom · Energy Rating B

### SITUATION

Newbury town offers a good selection of shops and supermarkets. There are plenty of restaurants, cafés, public houses and leisure facilities, including Newbury Racecourse, the attractive Kennet & Avon canal, Vue cinema, Corn Exchange and Watermill theatres. There are arts and sports centres, health and golf clubs, a bowls club, museums and an outdoor market on Thursdays and Saturdays. There are well regarded schools for all age groups and Newbury College, with its campus to the south of the town. There is excellent access to the major road routes of A34 and M4 and the mainline rail station to London (Paddington).

### DESCRIPTION

This well presented first floor apartment offers a quiet cul-de-sac location close to Newbury town centre. The accommodation flows nicely and the property benefits from a good design giving a feeling of light, space and airiness about it. A large entrance hall with store cupboard gives access to all principal accommodation including a comfortable sitting room to the front aspect which leads to a well-equipped fitted kitchen. There is a bathroom with bath and shower and an impressive double bedroom with built in wardrobes. The property has been well maintained by the current owner and is offered for sale in excellent decorative order.

**AN EXTREMELY WELL PRESENTED, BRIGHT AND SPACIOUS FIRST FLOOR APARTMENT WELL LOCATED IN CENTRAL NEWBURY AND CLOSE TO ALL FACILITIES. THE PROPERTY BENEFITS FROM PRIVATE PARKING AND AN EXCELLENT DESIGN WITH SPACIOUS ROOMS, WELL EQUIPPED BATHROOM AND KITCHEN.**



The property also benefits from private parking and entry phone system.

## ADDITIONAL INFORMATION

**Tenure:** Leasehold – 134 years from 2024

Ground Rent: £170 per year

Service Charge: £1,400 per year

**Services:** All mains services connected

**Local Authority:** West Berkshire Council – 01635 551111

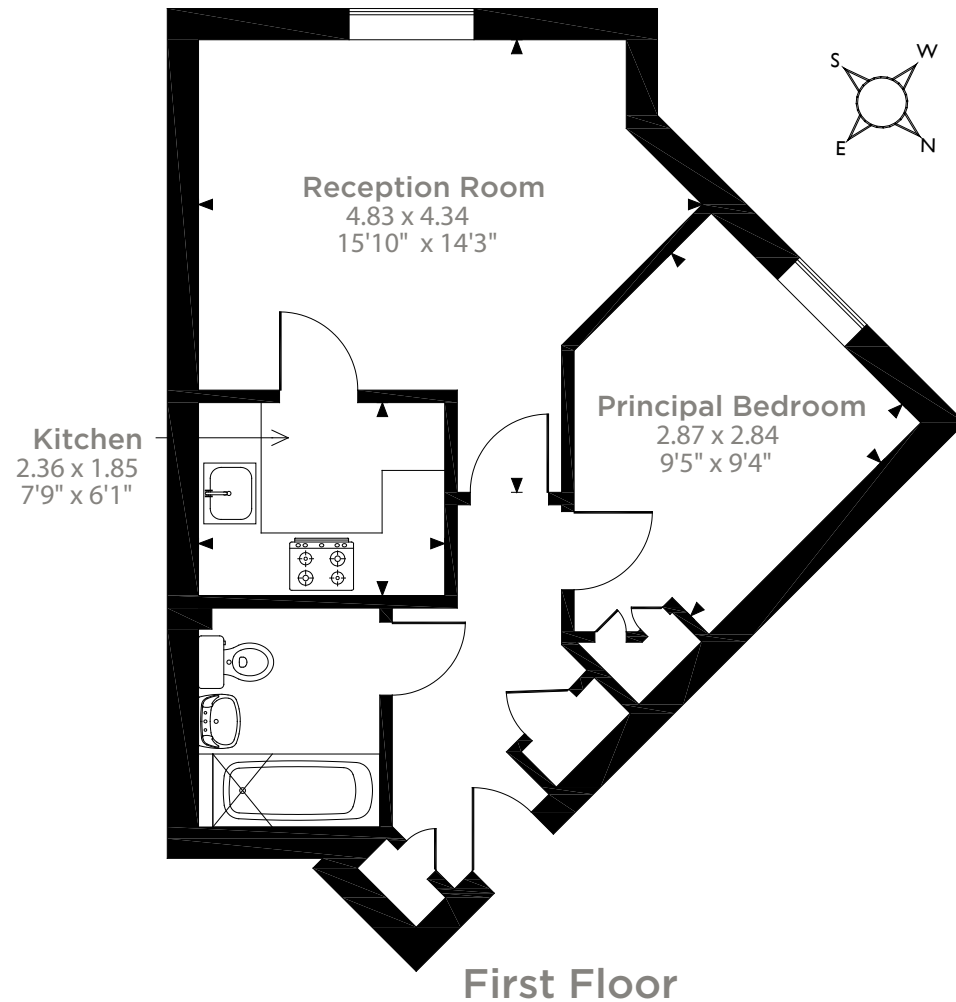
**Council Tax:** Band B

**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use post code RG14 2ER



102 Martingale Chase, Newbury, Berkshire  
Approximate Gross Internal Area  
39 Sq M/425 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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